ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

020 8989 8313
info@adamsteinandco.co.uk
@adamsteinandco
@adamsteinandco
Adam Stein & Co Ltd

GENERAL VIEW OF BUILDING

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

The building is located between the junctions with Creek Road and Crossness Road on the southern side of Thames Road which in turn is just south of Ripple Road A13 in Barking.

A13 provides access to Thurrock and Tilbury as well as the City and M11 and M25 via North Circular Road A406.

Thames Road is a very well established and substantial hub for the London Borough of Barking & Dagenham's commercial district.

Barking Riverside Station overground station providing direct access to Gospel Oak is within walking distance.
* Information provided by TfL

Accommodation

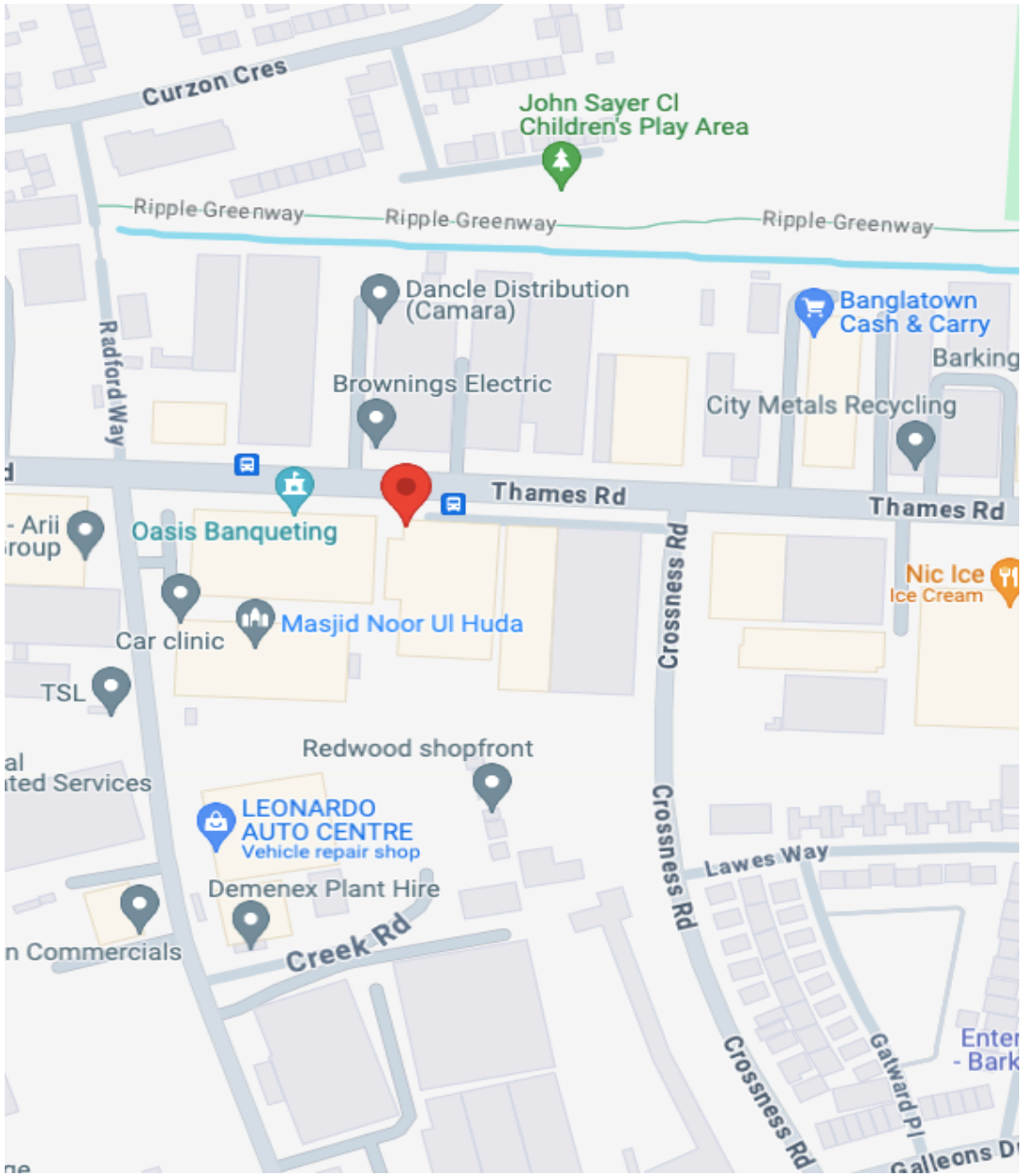
Available accommodation comprises of 3x adjoining light industrial warehouse units of concrete frame under a corrugated pitched roof with rooflights.

Each unit is accessed via a shared covered service road and benefit from manually operated roller shutters. Clear eaves heights are 10'10" (3.08m) rising to 17'10" (5.43m).

Overall the buildings are in reasonable condition with an approximate gross floor area of 14,700 sqft. (1,365.66 sq.m.) although consideration would be given to letting the units separately as follows:

	Sq.ft.	Sq.m.	
Unit A	4,900	455.22	
Unit B	4,900	455.22	
~~Unit C~~	~~4,900~~	~~455.22~~	NOW LET
Total	**14,700**	**1,365.66**	

* Floor areas provided by Freeholder



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Terms

Tenure

Leasehold. A new lease is available directly from the Freeholder for a term expire no later than 30 September 2033 at a reduced quoting rental of £11 psf exclusive.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business rates/service charges and utilities

Business rates: £500 payable for the current year per unit
Building insurance: £666 for the current year per unit
Utilities to be confirmed

Information provided by Landlord and subject to confirmation.

Possession

Immediately upon completion of legal formalities.

Legal costs

ingoing Tenant to be responsible for both parties reasonable legal costs.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

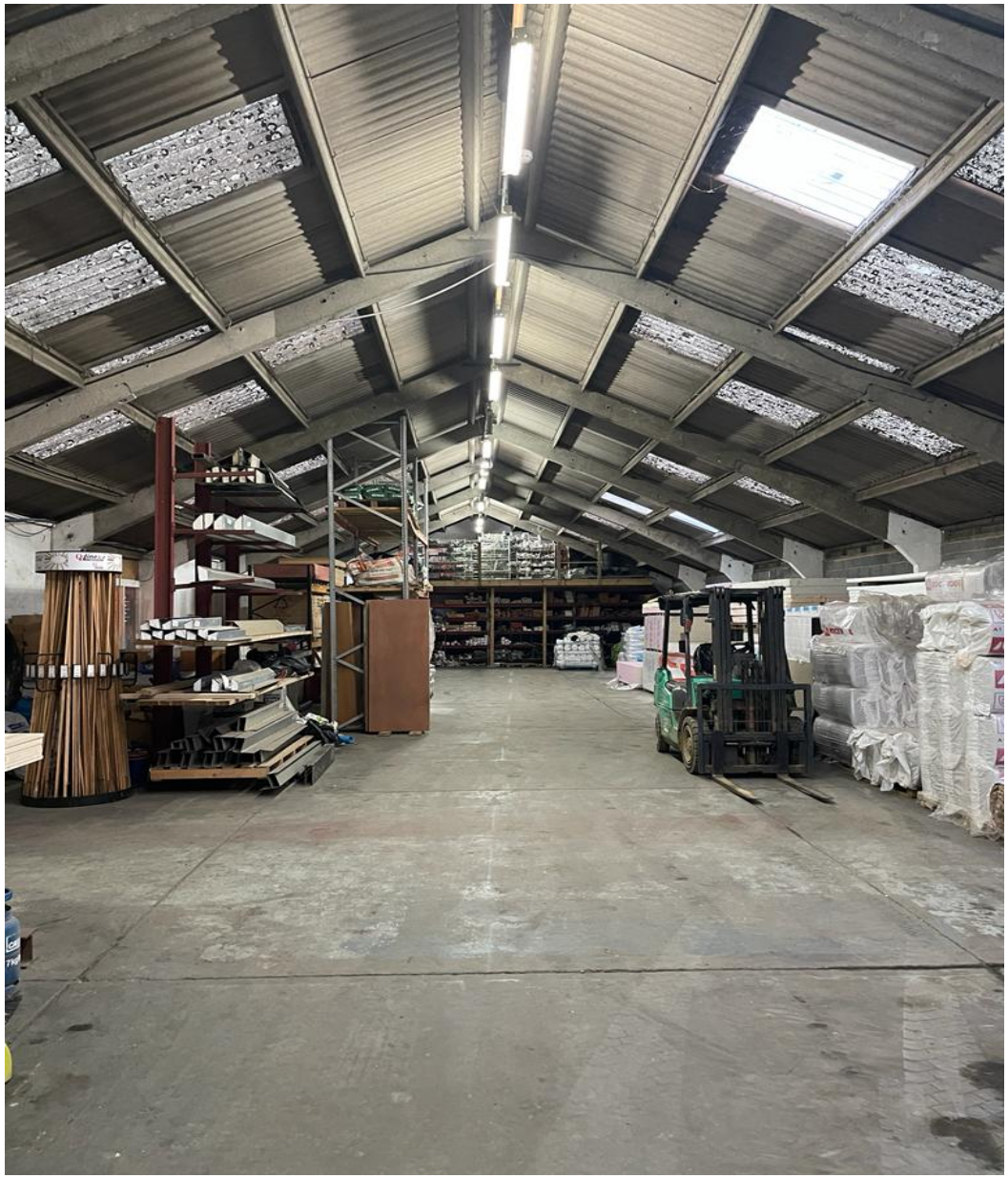
Reference to all/any services, utilities or F & F in these details does not imply they are in full and efficient working order.

EPC

An EPC will be available shortly.

Viewing

Strictly by prior appointment via sole agents as above.



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